

MEMBERS PRESENT: LEONARD KRAWCHECK, SAM ALTMAN, WALTER SMALLS,
MARGARET SMITH, JOHN LESTER
STAFF PRESENT: PENNYE ASHBY, ANA HARP
CLERK: VANESSA ELLINGTON

AGENDA
BOARD OF ZONING APPEALS-ZONING (“SPECIAL MEETING”)
JULY 28, 2015 ~~5:45:18~~ 6:10 P.M. 2 GEORGE STREET

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. No Deferred Applications.

B. New Applications:

1. 423 RACE ST. (WESTSIDE) (460-07-02-133) APP. NO. 157-28-B1
- Request reconsideration of the Board’s decision on June 2, 2015.
Request variance from Sec. 54-301 to allow 3 dwelling units in a new building with 628sf of lot area per dwelling unit 2,250sf required).
Request special exception under Sec. 54-511 to allow 3 dwelling units with 1 off-street parking space (5 spaces required).
Zoned LB.
Owner-Nolan Sires/Applicant-Elena Tuerk
- | | | | |
|-------------|---|-----------|----|
| APPROVED | 0 | WITHDRAWN | 0 |
| DISAPPROVED | 0 | DEFERRED | XX |

MOTION: Deferred by Board Chair until August18, 2015.
MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

2. 68 MONTAGU ST. (HARLESTON VILLAGE) APP. NO. 157-28-B2
(457-02-04-041)
Request variance from Sec. 54-301 to allow construction of an accessory building (garden shed) with a 3-ft. rear setback and a 9-ft. side street setback (25-ft. and 25-ft. required).
Zoned SR-2.
Owner/Applicant-Nancy L. Buchanon
- | | | | |
|-------------|----|-----------|---|
| APPROVED | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0 | DEFERRED | 0 |

MOTION: Approval.
MADE BY: W.Smalls SECOND: M.Smith VOTE: FOR 5 AGAINST 0

3. 1519 FORTUNE RD. (GRIMBALL SHORES) APP. NO. 157-28-B3
(334-15-00-068)
Request use variance from Sec. 54-203 to allow a mobile home on a lot in a RR-1 (Rural Residential) zone district.
Owner/Applicant-Julia Young-Goss
- | | | | |
|-------------|----|-----------|---|
| APPROVED | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0 | DEFERRED | 0 |

MOTION: Approval.
MADE BY: J.Lester SECOND: S.Altman VOTE: FOR 5 AGAINST 0

4. 8 OAK FOREST DR. (EAST OAK FOREST) APP. NO. 157-28-B4
(349-03-00-005)

Request variance from Sec. 54-301 to allow a subdivision to create two lots (2 and 3) with (Lot 3) having a lot area of 5,332sf (Ordinance requires 6,000sf).
Request variance from Sec. 54-301 to allow an existing carport with a 4-ft. north side setback (9-ft. required).
Request variance from Sec. 54-824 to allow a subdivision to create two lots with (Lot 3) having a 49.96 lot frontage (Ordinance requires 68.7-ft.)
Zoned SR-2.

Owners-Nathan & Michelle Hertel/Applicant-Nathan Hertel

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: J.Lester SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

5. 10 PONCE DE LEON AVE. APP. NO. 157-28-B5
(WESPANEE PLANTATION) (418-03-00-045)

Request special exception under Sec. 54-110 to allow a carport addition that extends a non-conforming 5.9-ft rear setback (25-ft. required).
Zoned SR-1.

Owners-Maurie & Debbie Passo/Applicant-Sandor Szivak

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Smalls SECOND: S.Altman VOTE: FOR 5 AGAINST 0

6. 1619 SAMUEL RD. (GRIMBALL SHORES) APP. NO. 157-28-B6
(334-04-00-041)

Request variance (after-the-fact) from Sec. 54-301 to allow a fence addition with an 8-ft. maximum height. (Ordinance limits height to 6-ft.).
Zoned RR-1.

Owners/Applicants-Gerri Sandford & William Barrow

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Smalls SECOND: J.Lester VOTE: FOR 5 AGAINST 0

7. 337 ½ KING STREET (UNITS B, D, AND E) APP. NO. 157-28-B7
(457-04-02-118,190 AND 191)

Request special exception under Sec. 54-220 to allow a 3-unit accommodations use in a GB-A (General Business Accommodations) zone district.
Owner/Applicant-LP&B Associates, LLC

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: S.Altman VOTE: FOR 5 AGAINST 0

8. 383 SHADOWMOSS PKWY (SHADOWMOSS) APP. NO. 157-28-B8
(358-09-00-205)

Request variance from Sec. 54-301 to allow construction of a single-family residence that exceeds 2 ½ stories and has a total height of 40-ft. (Ordinance limits height to 35-ft. not to exceed 2 ½ stories).
Zoned SR-1.
Owners/Applicants-Christopher & Christian Counts

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

9. 205 OLD HICKORY XING (GRIMBALL GATES) APP. NO. 157-28-B9
(283-00-00-432)

Request variance from Sec. 54-261 (Grimball Gates Master Plan) to allow construction of a single-family residence with a 21.3-ft. total side setback (30-ft. required).
Zoned PUD.
Owners/Applicants-William J. & Stacie A. Zakrzewski

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred to August 18, 2015 BZAZ meeting.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

10. 82 MAPLE ST. (NORTH CENTRAL) APP. NO. 157-28-B10
(463-11-02-053)

Request special exception under Sec. 54-110 to allow a 1-story addition (master bedroom/bath) that extends a non-conforming 3-ft. east side setback(9-ft requirement).
Zoned SR-2.
Owners-Jason & Lindsay Sakran/Applicant-KLS of the Carolinas, Inc.

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

11. 121 AND 123 CHURCH ST. (FRENCH QUARTER) APP. NO. 157-28-B11
 (458-09-03-185 AND 006)

Request variance from Sec. 54-301 to allow 1 and 2-story additions, and a detached accessory building (storage shed) with a 44% lot occupancy (Limit is 35%).
Zoned SR-5.
 Owner-Ray Weeks/Applicant-Thompson Young Design, LLC

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferred by Board Chair, applicant not present.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

12. 239 DELAHOW ST. (DANIEL ISLAND) APP. NO. 157-28-B12
 (271-16-01-018)

Request variance from Sec. 54-263 (Daniel Island Master Plan) to allow a rear 1-story addition (mudroom) with a 12-ft. rear setback (20-ft. required)
Zoned DI-R.
 Owners-Mr. & Mrs. Patel/Applicant-Ryan Butler

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Smith VOTE: FOR 5 AGAINST 0

13. 46 E STATE ST. (FRENCH QUARTER) APP. NO. 157-28-B13
 (458-09-01-145)

Request special exception under Sec. 54-220 to allow a1-unit accommodations use in a GB-A (General Business Accommodations) zone district.
Request special exception under Sec. 54-511 to allow a 1-unit accommodations use without required parking spaces (2 spaces required).
Zoned GB-A.
 Owners-W.J.; Mary J.; & Helen Elizabeth Huntley/Applicant-Beth(HelenE.) Huntley

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: S.Altman SECOND: J.Lester VOTE: FOR 5 AGAINST 0

14.

285 EAST BAY ST. (ANSONBOROUGH)
(458-05-01-030)

APP. NO. 157-28-B14
- Request special exception under Sec. 54-511 to allow a retail store and deli restaurant use with 790sf of retail space and 449sf of inside patron use area without required off-street parking spaces (Ordinance requires 5 spaces; site is grand fathered for 1 space for previous office use).
Zoned LB.
Owner-Ann D. Kepley, Trustee, Ann Doscher Kepley Revocable Trust U/A/D 8/18/96/Applicant-La Lola of Chas., LLC

APPROVED

0

WITHDRAWN

0

DISAPPROVED

0

DEFERRED

XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

15.

1707 JESSAMINE RD. (PINECREST GARDENS)
(351-12-00-034)

APP. NO. 157-28-B15
- Request variance from Sec. 54-301 to allow a detached accessory building (garage/storage shed) with an 11-ft. side street setback (25-ft. required).
Zoned SR-2.
Owner-Celeste McMaster/Applicants-Jason & Celeste McMaster

APPROVED

0

WITHDRAWN

0

DISAPPROVED

0

DEFERRED

XX

MOTION: Deferred to review with Zoning staff.

MADE BY: S.Altman SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

16.

19 WOODALL CT. (WESTSIDE) (460-07-01-047)

APP. NO. 157-28-B16
- Request variance from Sec. 54-301 to allow a retaining wall and fence addition with an 8-ft.8-inch maximum height (Ordinance limits height to 7-ft.).
Zoned DR-1F.
Owners-John & Ashkia Harmon/Applicant-Curt Rogers

APPROVED

0

WITHDRAWN

XX

DISAPPROVED

0

DEFERRED

0

MOTION: Withdrawn by applicant.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

17.

415 KING ST. (RADCLIFFEBOROUGH)
(460-16-02-045)

APP. NO. 157-28-B17
- Request special exception under Sec. 54-220 to allow a 2-unit accommodations use in a GB-A (General Business-Accommodations) zone district.
Owner/Applicant-Lynda M. Zerbert

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WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: J.Lester VOTE: FOR 5 AGAINST 0

18. 601 MEETING ST. (EAST CENTRAL) APP. NO. 157-28-B18
(463-16-04-001-011)

Request variance from Sec. 54-306 to allow construction of a mixed use building with a maximum height of 63-ft. (screening mechanical rooftop equipment) (Ordinance Old City Height District limits height to 55-ft.)
Zoned MU2-WH.

Owner-E.C. Lofts, LLC/Applicant-Cline Design Associates

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: M.Smith VOTE: FOR 5 AGAINST 0

19. 64 ASHE ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-08-01-024)

Request variance from Sec. 54-301 to allow the reestablishment of 2 dwelling units (main house and rear detached single-family residence) with 1,360sf of lot area per dwelling unit (2,000sf required)

Request variance from Sec.54-301 to allow construction of rear detached single-family residence with a 0-ft. side street setback and 54.3 % lot occupancy (Ordinance requires 25-ft. and 50% limit lot occupancy).

Zoned DR-2F.

Owner-64 Ashe Street, LLC/Applicant-John Howard Williams, Architect

WITHDRAWN XX

DEFERRED 0

MOTION: Withdrawn.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

20. DUNNEMAN AVE. (LOT 9) (WAGENER TERRACE) APP. NO. 157-28-B20
(463-13-04-002)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 4,411sf;6,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 24-ft. front setback (25-ft. required).

Zoned SR-2.

Owner-Aerios, LLC/Applicant-CSC Home Builders, LLC

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APPROVED 0

~~WITHDRAWN 0~~ WITHDRAWN XX

DISAPPROVED 0

~~DEFERRED XX~~

MOTION: ~~Deferred~~ Withdrawn per Zoning Administrator.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

21. 1997 PITTSBURGH AVE. (466-00-00-048) APP. NO. 157-28-B21

Request variance from Sec. 54-207 to allow a shipping container storage yard without installation of a 25-ft. landscape buffer along Pittsburgh Ave.

Zoned HI.

Owner-Tekina Investments, Inc./Applicant-Woodman C. Kapp

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

22. 940, 942, 944, 946, 948, 950 ORANGE GROVE APP. NO. 157-28-B22
RD. (415-09-00-011, 214, 215, 216, 217, 218, 226)

Request variance from Sec. 54-301 to allow subdivision to create lots with reduced south side setbacks of 4.7, 4.8 and 5-ft. (Ordinance requires 7-ft.).
Request variance from Sec. 54-824 to allow subdivision to create 5 lots without frontage on a public right-of-way.

Zoned DR-2F.

Owner/Applicant-Craig Delk

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: J.Lester VOTE: FOR 5 AGAINST 0

For more information, contact the Zoning and Codes Division Office at 724-3781 or www.charleston-sc.gov

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.